



SHAUN•TANNER
ARCHITECTURE & PLANNING



Figure 1: 3D view of application site (Google 2022)

Planning Statement

In support of a full planning application for

Alterations to shop frontage and fenestrations

at

28 Prospect Street

Caversham

Reading

RG4 8JG

July 2022

1. Application Site

The application site fronts both Prospect Street and Chester Street. The ground floor was a wholesale meat preparation business, as part of the Jennings of Caversham which closed in September 2020, which puts the current site use class as Class E. The site is located in the main street of Caversham which has plenty of shops and different buildings that generally have an active frontage. At present the site does not benefit from this. The existing building has residential accommodation at first floor which is accessed through the rear of the building.



Figure 2: View From Prospect Street (Google 2022)



2. Principal of development

Construction of active frontage with provisions for signage to be approved by a later application in conjunction with the reinstatement of windows in existing openings that have been blocked up. The new frontage will be in a similar style as pictured below on Church Road, Caversham.



Figure 3: Shop fronts

The new shop fronts will consist of timber windows and fluted timber cladding as depicted on the proposed elevations. The head of the frontage on prospect street will be angled as pictured above. The signage on Chester Street will be flat as to not overhang the site boundary.

The proposed development will use the existing drainage system.

The site is located within the center of Caversham with multiple car parks in the surrounding area. There are also good bus connections therefore the proposal does not require additional parking to be provided.

3. Planning History

The last application (970939) for the site was back in 1997 for conversion from a bank to wholesale meat preparation business and was approved 24th July 1997.

4. Conclusion

With all the above being considered in conjunction with the drawings with the application the application should be deemed to be acceptable as the proposal will enhance the existing building.